



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2308828
Applicant Name: Julie Ledoux
Address of Proposal: 5122 South Myrtle Street

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel into two parcels of land. Proposed parcel sizes are:
A) 5,372.5 sq. ft. and B) 5,372.5 sp. ft. Existing structures to be demolished.

The following approval is required:

Short Subdivision – To subdivide one existing parcel into two parcels of land.
(Chapter 23.24, Seattle Municipal Code).

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition or
involving another agency with jurisdiction.

BACKGROUND DATA

Site Description

This 10,745 sq. ft. site is located mid-block on the north side of South Myrtle Street between Rainier Avenue South and Seward Park Avenue South, and is zoned SF5000. The site is

developed with a single family residence on the southeast portion with an accessory garage on the northwest portion. The site is not located in a mapped or otherwise identified critical area, but has a moderate slope from the northeast corner down to the southwest corner. The abutting South Myrtle Street is improved to City Standards with concrete curbs, planting strips and concrete sidewalks and a paved roadway that gently slopes down towards Rainier Avenue South to the west.

Development in the Vicinity

The existing development in the vicinity is predominantly single family residence on lots of varying sizes except the east and west strips along Rainier Avenue South which is developed with commercial establishments, mixed use structures and a few old single family residences. Rainier Avenue South is also a principal arterial that generates a heavy volume of traffic and produces vehicle noise and airborne particulates in the vicinity. Seward Park Avenue South to the east is a minor arterial with less volume of traffic generated, and the rest of the streets are primarily used for residential access.

Proposal Description

The proposal is to short subdivide one platted lot into two parcels. Each parcel would have the following areas: Parcel A) 5,372.5 sq. ft., and Parcel B) 5,372.5 sq. ft. Vehicular access to each parcel would be from South Myrtle Street.

Public Comments

No comment letters were received during the comment period which ended February 18, 2004.

ANALYSIS – SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following facts and conditions are found to exist:

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities and fire protection as provided in Section 23.53.005, Access to lots;*
3. *Adequacy of drainage, water supply and sanitary sewage disposal;*
4. *Whether the public use and interest are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of Section 25.09.240, Short subdivisions and subdivisions in environmentally critical areas;*

6. *Is designed to maximize the retention of existing trees.*

Based on the information provided by the applicant, referral comments from Sewer and Drainage Section, Water and Fire Departments, Seattle City Light, and the review by the Land Use Planner, the following findings are made with respect to the above-cited criteria:

1. The proposed parcels would meet the minimum lot size requirements with both Parcel A and Parcel B having more than the minimum required 5,000 square feet. Both parcels would provide adequate buildable lot area to meet applicable yard setbacks, lot coverage requirements, and other Land Use Code development standards.
2. Both Parcel A and Parcel B have a street frontage on South Myrtle Street where access could be obtained. This street in front of the site is improved to City Standards with curbs, planting strips and sidewalks. The Fire Department has reviewed, approved the proposal and indicated that it will allow adequate emergency vehicle access to both parcels. Seattle City Light has indicated that it does not require property rights for this short plat and has approved the proposal.
3. An existing 48-inch public storm drain (PSD) is available in Rainier Avenue South to receive storm discharge from both proposed parcels. An 8-inch PSS (Public Sanitary Sewer) main is available in South Myrtle Street for sanitary discharge from the proposed parcels. Method of drainage control and sanitary sewer discharge will be determined during the review of the building permit application.

The Seattle Public Utilities (SPU) has reviewed and issued a Water Availability Certificate for both parcels and indicated that it will be served by the existing 8-inch water main in South Myrtle Street.

The Seattle City Light (SCL) has reviewed and approved the proposal and also indicated that SCL does not require property rights or easements for this short plat.

4. The proposed subdivision is consistent with the relevant SF5000 zone land use policies and meets the minimum provisions of the Seattle Land Use Code. It will have adequate access for vehicles, utilities and fire protection, including adequate drainage and sanitary sewer disposal, and water supply. The proposal meets all applicable criteria for approval of a short plat as discussed in this analysis and decision. The public use and interest are served by permitting the proposed subdivision of land.
5. The proposal site is not located in an environmentally critical area.
6. Both proposed parcels have no existing trees on site. Any new development on site is subject to the applicable provisions of SMC 23.44.008.I, Tree Requirements.

DECISION-SHORT SUBDIVISION

The short plat is **CONDITIONALLY GRANTED**.

CONDITIONS-SHORTSUBDIVISION

Prior to recording

The owner(s) and/or responsibly party(s) shall:

1. Have the final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each parcel, lot, or tract created by the short subdivision shall be surveyed in accordance with the appropriate State statutes. The property corners set shall be identified on the plat and the encroachments such as side yard easements, fences or structures shall be shown. All existing structures, principal or accessory, shall be shown on the face of the plat and their distances to the proposed property lines dimensioned.

CONDITIONS

None.

Signature: _____ (signature on file) Date: April 29, 2004
Edgardo R. Manlangit, Land Use Planner
Department of Planning and Development
Land Use Services

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